



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU12-00043 San Clemente Unit Two Replat “A”  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** May 17, 2012  
**Staff Planner:** Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)  
**Location:** East of Stanton Street and South of Clemente Avenue  
**Acreage:** 1.61 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** PMD (Planned Mountain Development)  
**Proposed Zoning:** PMD (Planned Mountain Development)  
**Nearest Park:** Galatzan Park  
**Nearest School:** Green Elementary (1.5 miles)  
**Park Fees Required:** Excluded  
**Impact Fee Area:** N/A  
**Property Owner:** Adrain M. Guevara and Carmen Gloria Yamal  
**Applicant:** Adrain M. Guevara and Carmen Gloria Yamal  
**Representative:** Roe Engineering L.C.

### **SURROUNDING ZONING AND LAND USE**

**North:** PMD / Private Open Space (Arroyo)  
**South:** PMD / Private Open Space (Arroyo)  
**East:** PMD / Private Open Space  
**West:** PMD / Private Open Space (Arroyo)

**THE PLAN FOR EL PASO DESIGNATION:** Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to resubdivide 1.6 acres of land in order to combine two existing lots, as well as to vacate an existing 5’ private drainage easement. Access is proposed from Rocky Pointe Drive.

The property is located within the Mountain Development Area (MDA) and the required reports have been submitted and approved in accordance with Section 19.20.040 of the previous subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of San Clemente Unit Two Replat “A” on a resubdivision combination basis and subject to the following comments and

conditions:

**Planning Division Recommendation**

Planning recommends approval.

**Engineering & Construction Management - Land Development**

No objection.

**Planning – Transportation**

No objection.

**Parks and Recreation Department**

Please note that this Subdivision meets the requirements to be excluded from the calculation for Parkland Dedication as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 – Parks & Open Space** as noted below.

**19.20.060 - Exclusions from Dedication Requirements.**

**Exclusions.** The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

F. All property within a subdivision which is zoned planned mountain development district (PMD) whether for residential or nonresidential uses, as evidenced by the official zoning map.

*(Ord. 16882 § 2 (part), 2008)*

*(Ord. No. 17576, § 1, 6-7-2011)*

**El Paso Water Utilities**

1. There is an existing 30-foot wide PSB easement along the 30-foot wide access easement. This easement shall be labeled “PSB easement”

**Water**

2. There is an existing 6-inch diameter water main within the above mentioned 30-foot wide PSB easement. This water main is located 1.50-feet south of the northern property line.

3. EPWU records indicate one active meter connection at 409 Rocky Point Drive and one vacant meter connection at 405 Rocky Point Drive. The Owner/Developer is to inform EPWU in writing which water meter connection is going to remain. The Owner/Developer is responsible for all costs associated with the disconnection of the selected water service at the main.

**Sewer:**

4. There is an existing 8-inch diameter sanitary sewer main along Rocky Point Drive.

5. The grading of the property does not allow sanitary sewer service by conventional gravity means. The subdivision will be served by private grinder pump stations at the Lot and a low pressure sanitary sewer system (private force main).

**General:**

6. EPWU-PSB requires a new service application to provide additional services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules

and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**EPWU Stormwater Division**

1. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

**Sun Metro**

No comments received.

**El Paso Fire Department**

No comments received.

**911**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**El Paso Independent School District**

No comments received.

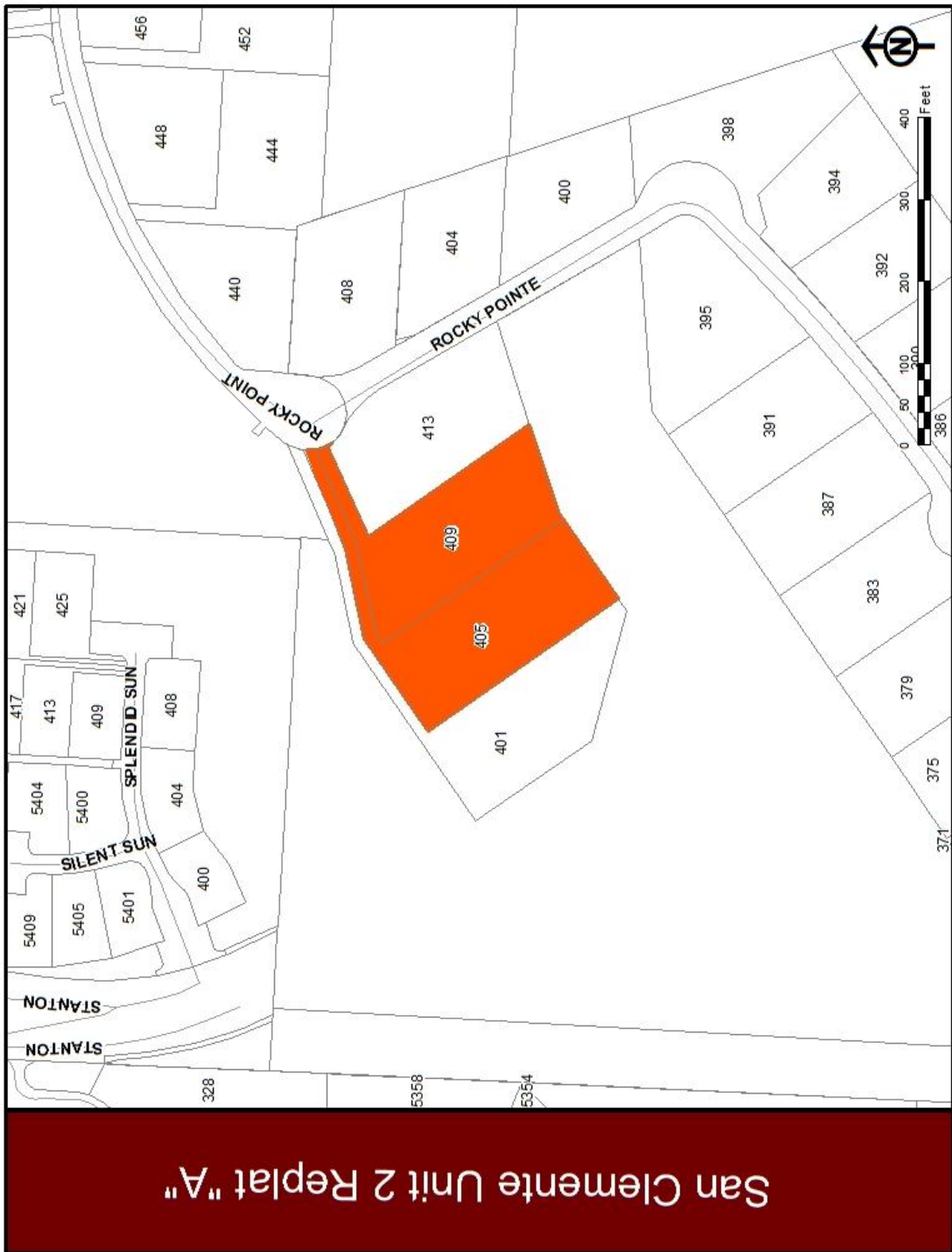
**Additional Requirements and General Comments:**

1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

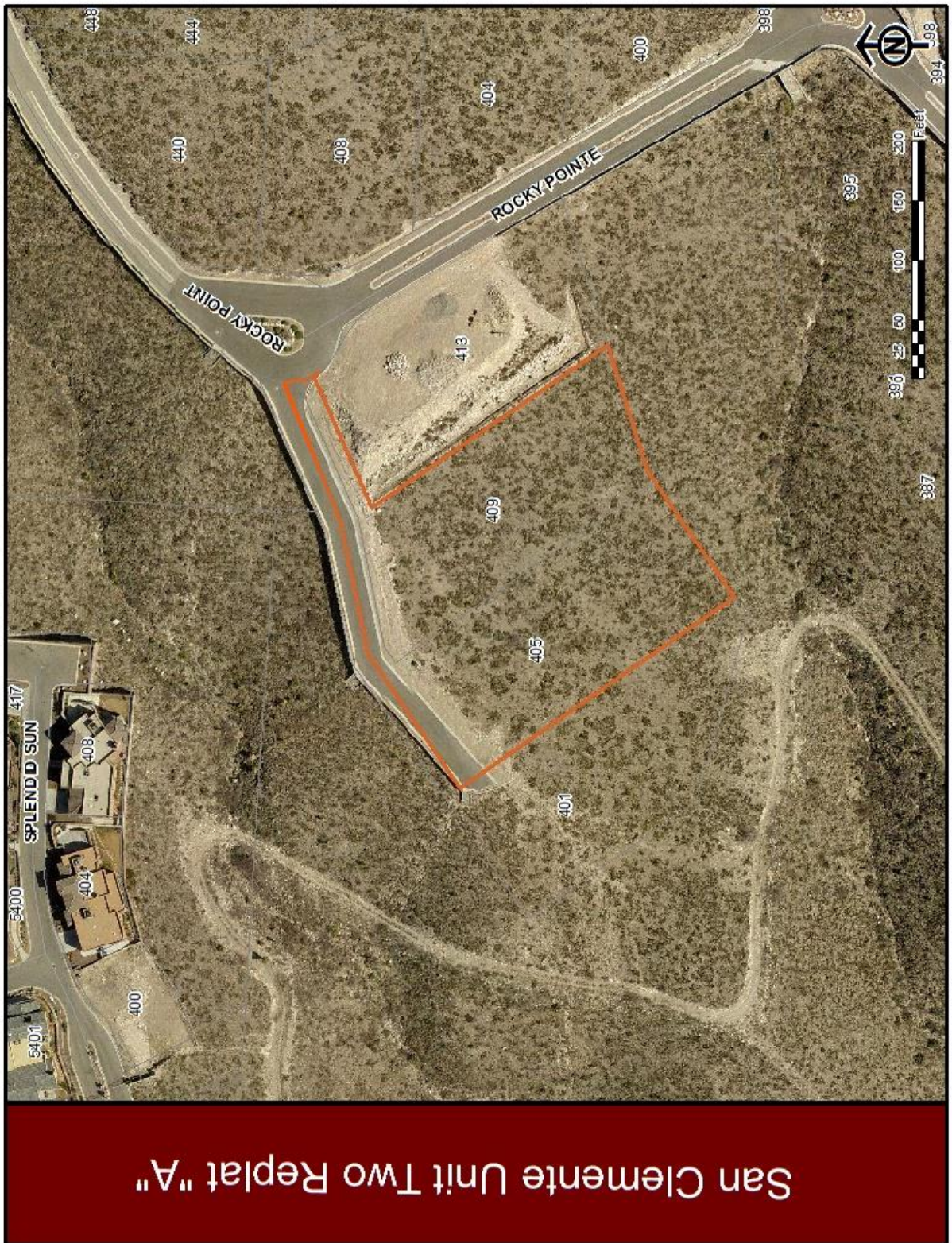
1. Location map
2. Aerial map
3. Plat map
4. Application

ATTACHMENT 1

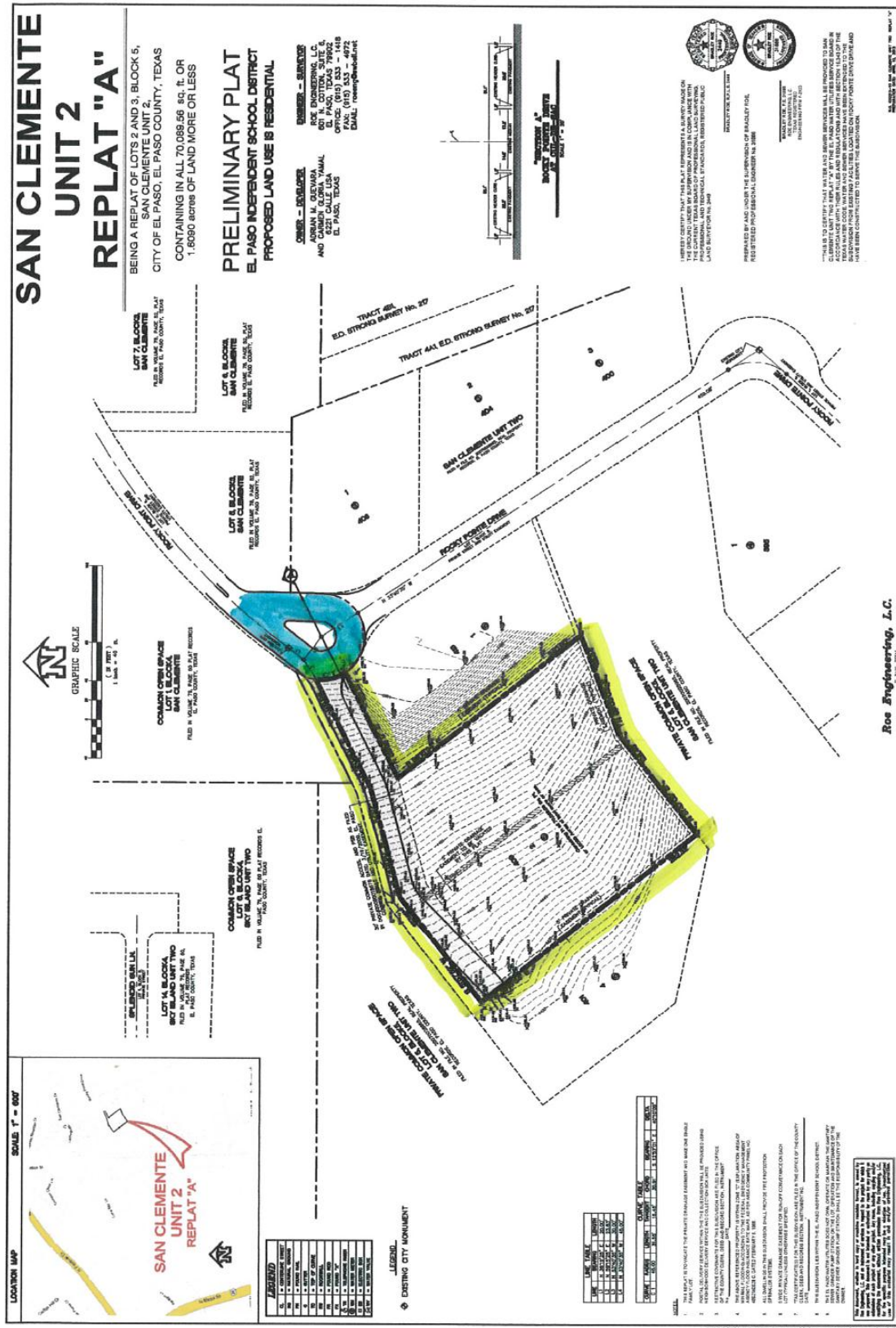




ATTACHMENT 2

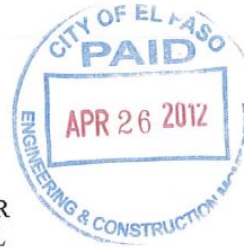








## ATTACHMENT 4



### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: 4/10/2012

FILE NO. SUSU12-00043

SUBDIVISION NAME: San Clemente Unit Two Replat "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

Being a replat of Lots 2 and 3, Block 5, San Clemente Unit Two

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>1.6090</u>	<u>1</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>1.6090</u>	_____

3. What is existing zoning of the above described property? PMD Proposed zoning? PMD

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No X

5. What type of utility easements are proposed: Underground X Overhead \_\_\_\_\_ Combination of Both \_\_\_\_\_

6. What type of drainage is proposed? (If applicable, list more than one)

Surface to existing private common open space as approved on street improvement plans of San Clemente Unit 2

7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception Scale of Plat (1" = 40') for ease of presentation (See attached Letter)

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Improvement Plans submitted? Yes \_\_\_\_\_ No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_

If yes, please submit a vested \_\_\_\_\_ rights petition in accordance with Section 19.47- Vested Rights (See Attached).

We are respectfully requesting that San Clemente Unit Two Replat "A" to be vested under the subdivision ordinances that were in effect when the filed plat of San Clemente Unit Two was approved. San Clemente Unit Two was filed on March 28, 2007 in instrument No. 20070028965.



12. Owner of record Adrain M. Guevara and Carmen Gloria Yamal  
6221 Calle Lisa Drive, El Paso Texas.  
(Name & Address) (Zip) (Phone)
13. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone)
14. Engineer Roe Engineering, L.C. - Bradley Roe  
601 N. Cotton Street, Suite 6, El Paso, Texas 79902 915-533-1418  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,083.00

OWNER SIGNATURE X

REPRESENTATIVE: Bradley Roe

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.